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2 The Westfield Washington Township Board of Zoning Appeals met at 7:00 p.m. on Tuesday,
3 January 13, 2009 at Westfield City Hall. Members present included Dan Degnan, Craig Wood,
4 Martin Raines, Randy Graham, and William Sanders. Also present were Gregory J. Anderson,
5 Director; Jeremy Miller, Planner I; and City Attorney, Brian Zaiger.

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7
8 Sanders reviewed the Public Hearing Rules and Procedures.
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11 **0901-VS-02 135 North Union Street; Patrick and Jane E. Callahan**

12 The Appellant is requesting a Variance of Standard from the Westfield-Washington Zoning
13 Ordinance (WC 16.04.050, D4) to reduce the minimum lot area of five (5) acres to 0.22 acres
14 and (WC 16.04.120, 2j) to reduce the required number of onsite parking spaces.
15

16 Miller stated that the petitioner has requested a continuance of 30 days to seek an administrative
17 determination.
18

19 Wood moved to grant the 30-day continuance on 0901-VS-02.
20

21 Raines seconded, and the motion passed unanimously.
22

23 Mollianne Cameron and Melody Sweat filled out cards to speak during the public hearing.
24

25 **OLD BUSINESS**
26

27 **0810-VU-06 304 W. Main Street; Thornberry Real Estate**

28 The Appellant is requesting a Variance of Use from the Westfield-Washington Zoning
29 Ordinance (WC 16.04.030, E1) to allow a software company, a real-estate company, and a
30 construction company in the SF-3 District.
31

32 **0810-VS-14 304 W. Main Street; Thornberry Real Estate**

33 The Appellant is requesting a Variance of Standard from the following Westfield-Washington
34 Zoning Ordinance sections:

- 35 1. **WC 16.04.070, 4**
- 36 2. **WC 16.04.070, 5c**
- 37 3. **WC 16.04.070, 5d**
- 38 4. **WC 16.04.070, 5f**
- 39 5. **WC 16.04.070, 5g**
- 40 6. **WC 16.04.070, 5h**
- 41 7. **WC 16.04.070, 8**
- 42 8. **WC 16.04.120, 2f**
- 43 9. **WC 16.06.060, B & C**
- 44 10. **WC 16.06.070, A 1 & 2**
- 45 11. **WC 16.06.070, B2**
46

47 Miller stated 0810-VU-06 and 0810-VS-14 has requested a 90-day continuance to have time to
48 address issues and changes to proposed plans.

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2 Wood moved to grant the 90-day continuance on 0810-VU-06 and 0810-VS-14.

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4 Raines seconded, and the motion passed unanimously.

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6 Mr. Jim Anderson filled out a card to speak during the public hearing.

7
8 **NEW BUSINESS**

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10 **0901-VS-01 417 W. 216th Street; Doug Shoemaker**

11 The Appellant is requesting a Variance of Standard from the Westfield-Washington Zoning
12 Ordinance (WC 16.04.100, ci(1)) to allow an accessory building to be constructed within the
13 front yard.

14
15 Miller introduced the variance request, which is to build a 24' x 50' accessory building in front
16 of the primary structure. Miller further stated there are drainage tiles linked throughout the
17 property to assist with flooding issues. He stated the building would be used for storage and a
18 workshop; no livestock. He also stated the plans do meet height requirements, and the building
19 materials will match those of the primary structure.

20
21 Mr. Doug Shoemaker showed several pictures of the property and the proposed location of the
22 accessory structure. He stated he has spoken with the neighbors and presented a letter which the
23 neighbors signed off on stating they are aware of the variance request and have no objections.

24
25 Wood asked about the square footage of the structures.

26
27 Sanders discussed building materials.

28
29 A Public Hearing opened at 7:22 p.m.

30
31 No one spoke, and the Public Hearing closed at 7:23 p.m.

32
33 Raines moved to approve 0901-VS-01 based on the recommendation of staff.

34
35 Wood seconded, and the motion passed unanimously.

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37 The meeting adjourned at 7:24 p.m.

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41 _____
Chairman

Secretary